

Town of Uxbridge
Planning Board
21 South Main Street
Uxbridge, MA 01569
(508) 278-8600, ext 2013

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Minutes of the Uxbridge Planning Board regular meeting held on **Wednesday, March 9, 2011, at 7:00 P.M.** in the Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:

Planning Board Members Present: Peter Petrillo, Joseph Leonardo, Barry Desruisseaux and Ernest Esposito

Planning Board Members Absent: Charles Lutton

Others Present: Donna C. Hardy, Planning Board Administrative Assistant

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Acting Chairman Peter Petrillo called the meeting to order and led the gathering in the Pledge of Allegiance.

Public Hearings:

FY10-03 Ledgemere Country IV (Hyde Park Circle and Tea Party Drive) Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country IV, located in the area within Crownshield Avenue and has ten (10) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 18515, Page 241. Mr. Peter Lavoie with Guerriere & Halnon sent an email correspondence on March 3rd, requesting a continuance to April 13th. Mr. Lavoie needs additional time to address the two (2) letters received from Graves Engineering. Mr. Lavoie is also working on the revision to the plans and drainage reports. Mr. Lavoie is planning to have the final revision done in two (2) weeks and resubmit the plans and reports. Following discussion, **MOTION** by Mr. Leonardo to grant a continuance **FY10-03 Ledgemere Country IV (Hyde Park Circle and Tea Party Drive) Application for a Definitive Plan Approval** to the next scheduled Planning Board meeting on April 13, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

FY10-04 Ledgemere Country V (The Mews, Evangeline Lane, West Devonshire and East Devonshire) Application for a Definitive Plan Approval – The applicant/owner of record Uxbridge Multi Family, LLC is seeking a Definitive Plan Approval for Ledgemere Country V, located south of Crownshield Avenue and has eight (8) proposed lots. The plan is recorded in the Worcester Registry of Deeds Plan Book 25726, Page 38. Mr. Peter Lavoie with Guerriere & Halnon sent an email correspondence on March 3rd, requesting a continuance to April 13th. Mr. Lavoie needs additional time to address the two (2) letters received from Graves Engineering. Mr. Lavoie is also working on the revision to the plans and drainage reports. Mr. Lavoie is planning to have the final revision done in two (2) weeks and resubmit the plans and reports. Following discussion, **MOTION** by Mr. Leonardo to grant a continuance **FY10-04 Ledgemere Country V (The Mews, Evangeline Lane, West Devonshire and East Devonshire) Application for a Definitive Plan Approval** to the next scheduled Planning Board meeting on April 13, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

OLD/NEW BUSINESS:

New Uxbridge High School project – Mr. Gene Raymond with Raymond Design Associates, Inc. and Ms. Leslie Fanger with BSC Group were both present. Mr. Raymond provided the Planning Board with a site plan to the new Uxbridge High School. Ms. Fanger came forward to discuss the environmental and conservation issues, including wetland constraints, endangered species, and review of site designs for the property and service access information.

Cedar Woods I (Anthony's Way & Giacomo Way) – The Planning Board did not receive any new information. The Planning Board will continue discussions to the next scheduled meeting.

Davis Heights (Glen Street & Lee Street) – The Planning Board office sent a letter on March 3, 2011, by certified mail, email and facsimile to Heritage Design Group concerning the Graves Engineering As-built & Acceptance Plan Review for comments #3 & #12. Mr. Jason Geshelin, a resident on 45 Glen Street came forward to discuss a discrepancy on the plans. It appears that the current plans received from Heritage Design Group do not have lot lines listed. Following discussion, **MOTION** by Mr. Leonardo to seek comments from the Department of Public Works concerning Davis Heights (Glen Street and Lee Street) As-built/Acceptance Plan Review received by Heritage Design Group dated March 3, 2011, received March 7, 2011:

- 1) As-built & Acceptance Plan Comment #12: It appears that in several areas, a portion of the sidewalk is located outside of the right-of-way; this is evident on the right side of Glen Street from Millville Road to the handicap ramp on Lee Street on the left side of Lee Street. It appears that the centerline layout of Glen Street and Lee Street in these areas is not collinear with right-of-way, thus leaving less shoulder room for the sidewalk. Easements appear to be needed for these areas.
- 2) As-built & Acceptance Plan Comment #14: The engineer must provide certification that the as-built stormwater basins will function as designed (e.g. basin stage storage volume, detention times, peak discharge rates, etc.). The engineer shall submit any and all supporting calculations, including a summary of the original approved design calculations, to verify that peak post-development discharge rates are less than or equal to peak post-development discharge rates. The Planning Board seeks additional information and clarification.

Seconded by Mr. Desruisseaux, the motion carried unanimously.

Mr. Geshelin provided the Planning Board with a letter from the Law Offices of Lane and Hamer providing comments to the As-built & Acceptance Plan and a proposed map design including drainage easements and lot lines created by Mr. Geshelin and the Law Offices of Lane and Hamer.

Excerpt from the Law Offices of Lane and Hamer document:

“We received a set of Acceptance and As-Built plans, dated 3/3/2011, from Heritage Design. The easements appear to be drawn correctly, but there are additional changes that we would like to request to make the Acceptance Plan completely ready for the roadway acceptance.

- 1) Include all the property lines for each of the lots within the Davis Heights development, along with the labeling of the geometry.
- 2) Partition the drainage easements into separately defined easements within the relevant lots, with appropriate labeling of the geometry and area for each easement. Follow the easement numbering scheme shown on the recorded plan of the subdivision. Provide consistency with the descriptions that have already been prepared by Lane and Hamer.
- 3) Include the footprint of the house structures within each lot.
- 4) Indicate the “Town of Uxbridge” is the owner, as this will be true at the time this plan is recorded. Remove references to Marinella Development.
- 5) Resolve PDF printing problems associated with some of the text blocks included in the 3/7/2011 version of the plans.

6) Consider any further review comments of subsequent versions, provided by Lane and Hamer.” Following discussion, **MOTION** by Mr. Leonardo to include the letter from the Law Offices of Lane and Hamer to send to Heritage Design Group to complete the drawing plan package and authorizing the use of the holdback of the administration funds for Davis Heights subdivision. Seconded by Mr. Esposito, the motion carried unanimously.

A letter concerning the above information dated March 10, 2011 was sent to Heritage Design Group and cc: Town Manager, Town Clerk, DPW and Law Offices of Lane and Hamer.

Adopt Zoning Amendment to adopt the new Flood Insurance Maps – The Planning Board will begin discussions for this subject at the Planning Board meeting on April 13, 2011, related to discussing the Spring Annual Town Meeting warrant articles.

FY11-04 James F. Smith, Definitive Subdivision Plan (off Albee Road) – The DPW sent a report for the DPW Review of Compound Drive Definitive Subdivision Plan received March 9, 2011.

Following discussion, **MOTION** by Mr. Desruisseaux to sign the **FY11-04 Certificate of Approval for a Definitive Subdivision Plan for James F. Smith**. Seconded by Mr. Leonardo, the motion carried unanimously.

FY11-03 Davis Circle (Remmi Lee Way) – The DPW sent a report for the DPW Review of Davis Circle Definitive Subdivision Plan (Remmi Lee Way) received March 9, 2011. Following discussion, **MOTION** by Mr. Desruisseaux to sign the **FY11-03 Davis Circle, Certificate of Approval for a Definitive Subdivision Plan for West Hartford Properties, LLC**. Seconded by Mr. Leonardo, the motion carried unanimously.

FY11-01 Vanderzicht subdivision (off Williams Street) – The DPW sent a report for the DPW Review of Definitive Subdivision Plan on Rawson and Williams Street received March 9, 2011. Following discussion, **MOTION** by Mr. Desruisseaux to sign the **FY11-01 Certificate of Approval for a Definitive Subdivision Plan for Vanderzicht Realty Trust and Keith & Sherri Vanderzicht**. Seconded by Mr. Leonardo, the motion carried unanimously.


MINUTES. The Planning Board shall review and approve the March 9, 2011 meeting minutes at the next scheduled meeting.

Aldrich Brook Estates – Mylar plans for the subdivision were signed by the Planning Board members.

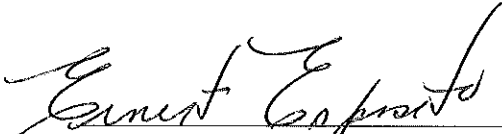
MOTION by Mr. Desruisseaux to adjourn the Planning Board meeting at 8:23 P.M. Seconded by Mr. Leonardo, the motion carried unanimously.

The Board noted that Executive Session will not convene.

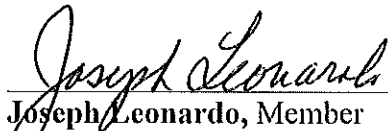
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

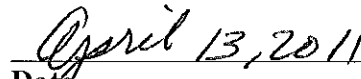

Charles, Lutton, Chairman


Peter Petrillo, Vice-Chair


Ernest Esposito, Clerk


Barry Desruisseaux, Member


Joseph Leonardo, Member


Date April 13, 2011